

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, February 11, 2013

CASE NUMBER: C15-2013-0010

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas ABSENT – STUART HAMPTON
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: David Cancialosi

OWNER: Scott Van Den Berg

ADDRESS: 9803 PATRICE DR

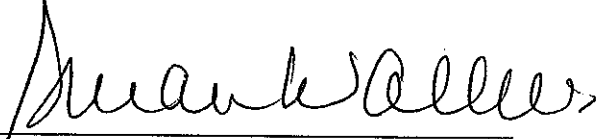
VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 43.9% in order to maintain a single family residence with decks and swimming pool in an "SF-1", Single-Family Residence Large Lot zoning district.

BOARD'S DECISION: POSTPONED TO MARCH 11, 2013


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

Ramirez, Diana

C15-2013-0010

From: ~~David C. Cancialosi~~ on behalf of David Cancialosi <~~David@permit-partners.com~~>
Sent: Monday, March 04, 2013 10:35 AM
To: Ramirez, Diana; Walker, Susan
Cc: David Cancialosi
Subject: 9803 Patrice Dr Updated Materials
Attachments: Combined Documents to BOA.pdf

Susa, Diana:

Here are updated materials for the March 11 BOA.

The Board requested the owner investigate alternative compliance measures to offset the additional impervious cover.

Attached is:

1. powerpoint with proposed rain garden solution indicating a 300 SF rain garden is designed to capture/treat 2600+ SF of Impervious cover. The site is over by 730 SF. This proposal exceeds that by 3 Xs the amount.
2. Engineer's letter supporting the rain garden
3. Site calculation sheet

For the hearing I will integrate this information into the original PP. The consulting engineer may present a portion of the slides re: rain garden. He is a member of the waterfront overlay board and has a meeting at city hall the 11th. He may or may not make it depending on the time the case is heard.

This solution is in compliance with COA materials found in the COA ECM and presented by the WPDR here: http://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/2_1_12_rain_gardens_presentation_gleason.pdf

Please include this email in the presentation update.

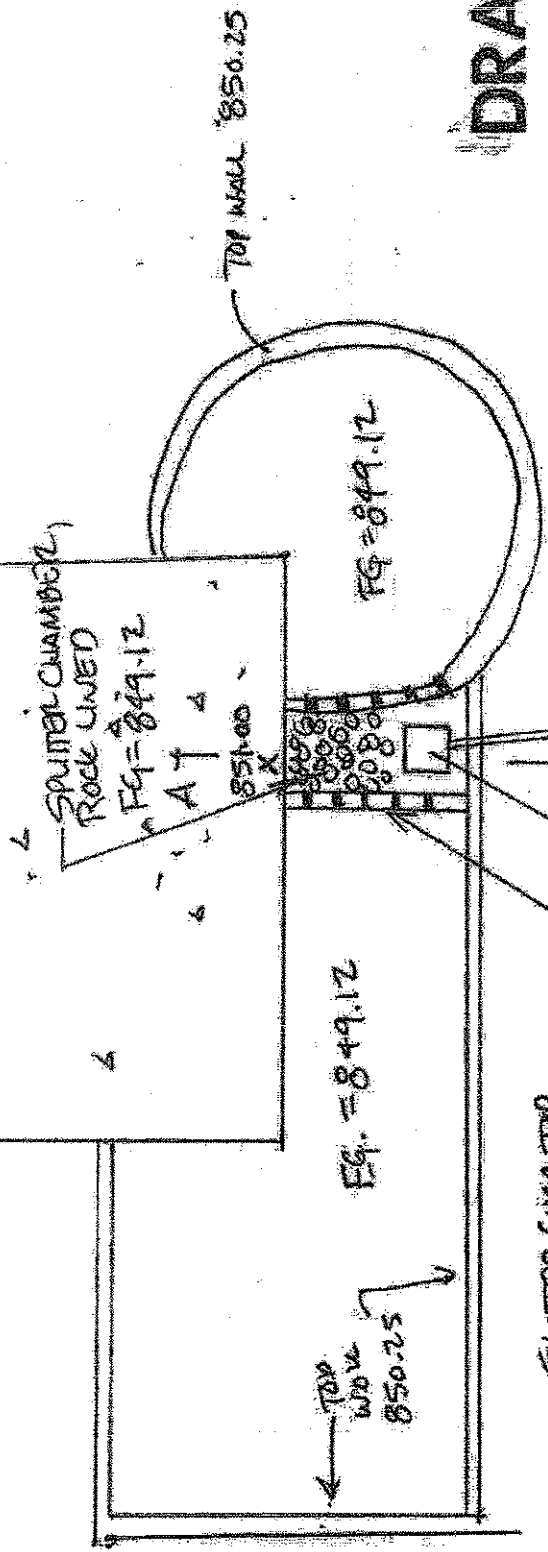
Thank you.

--
Sincerely,

David C. Cancialosi, President
Permit Partners, LLC
DC Development & Construction, Inc.
512-799-2401 c
512-373-8846 f
www.permit-partners.com

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PLAN



DRAFT

SLOPED CURB TOP
 ELEV = 850.25

4 SIDED INLET,
 TOP = 850.00
 ELEV OUT = 847.00

DISCHARGE WALL
 AND FLOW SPREADER

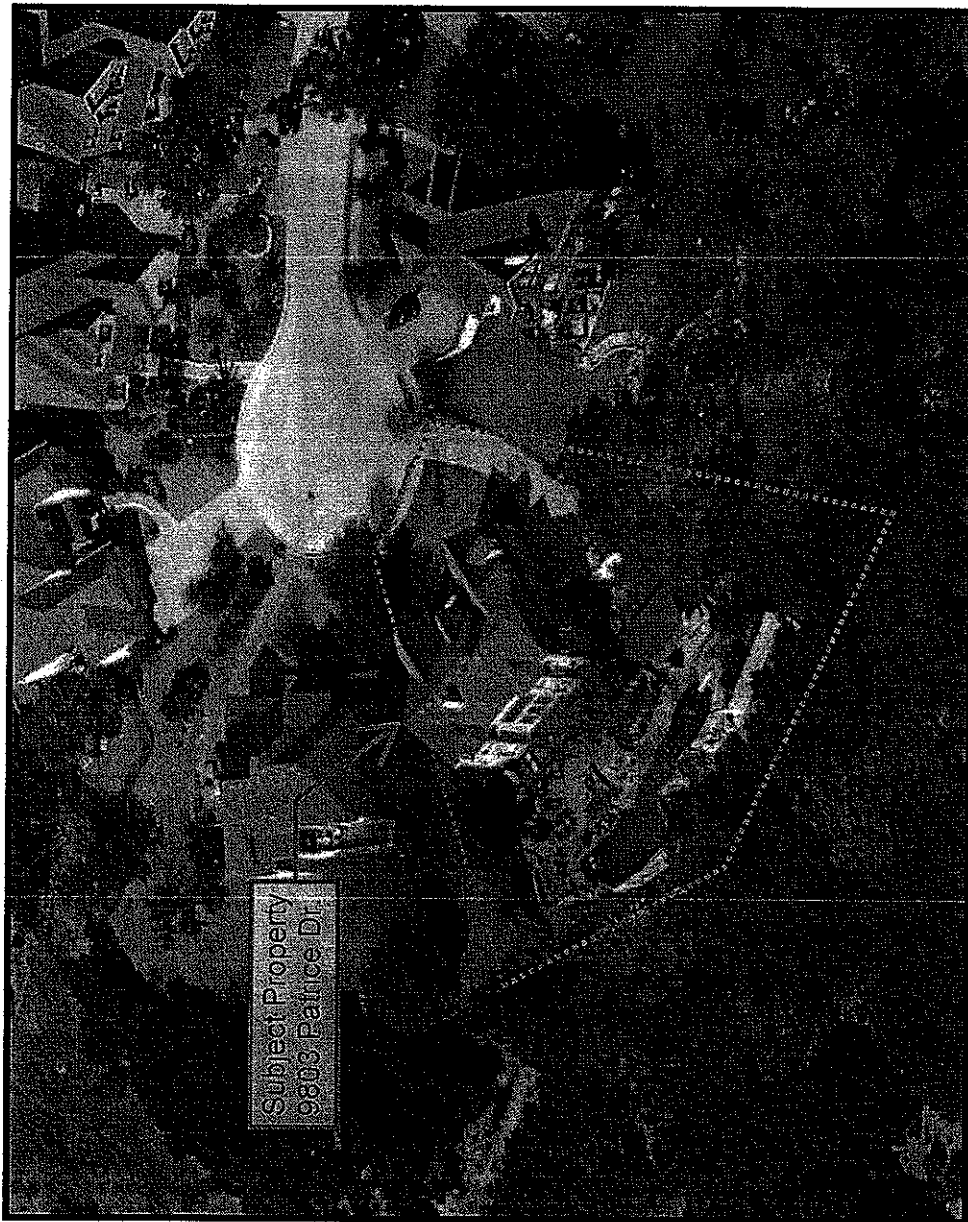
6" SCH 40 PVC

SLOPED WALL BOTH SIDES
 SPLIT CHAMBER

TO DOWNCUT

AREA INLET W/ 6" OUTFALL

SECTION A-A

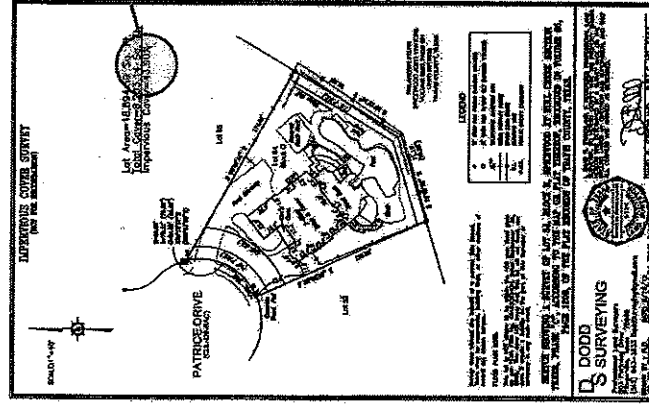


9803 Patrice - Subject Property
van den berg 9803 patrice drive march 2013

dwg.

Problem

9803 Patrice Drive is over on
impervious cover by 3.9% (737sf)



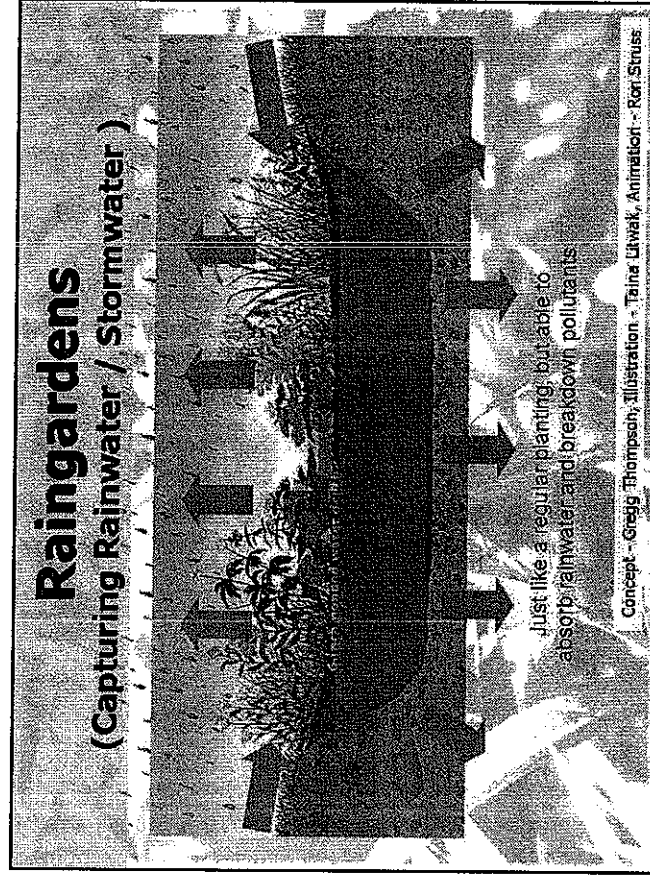
Lot Area=18,894.59 Sq. Ft.
Total Cover=8,293.14 Sq. Ft.
Impervious Cover=43.90%

Problem/Solution Statement

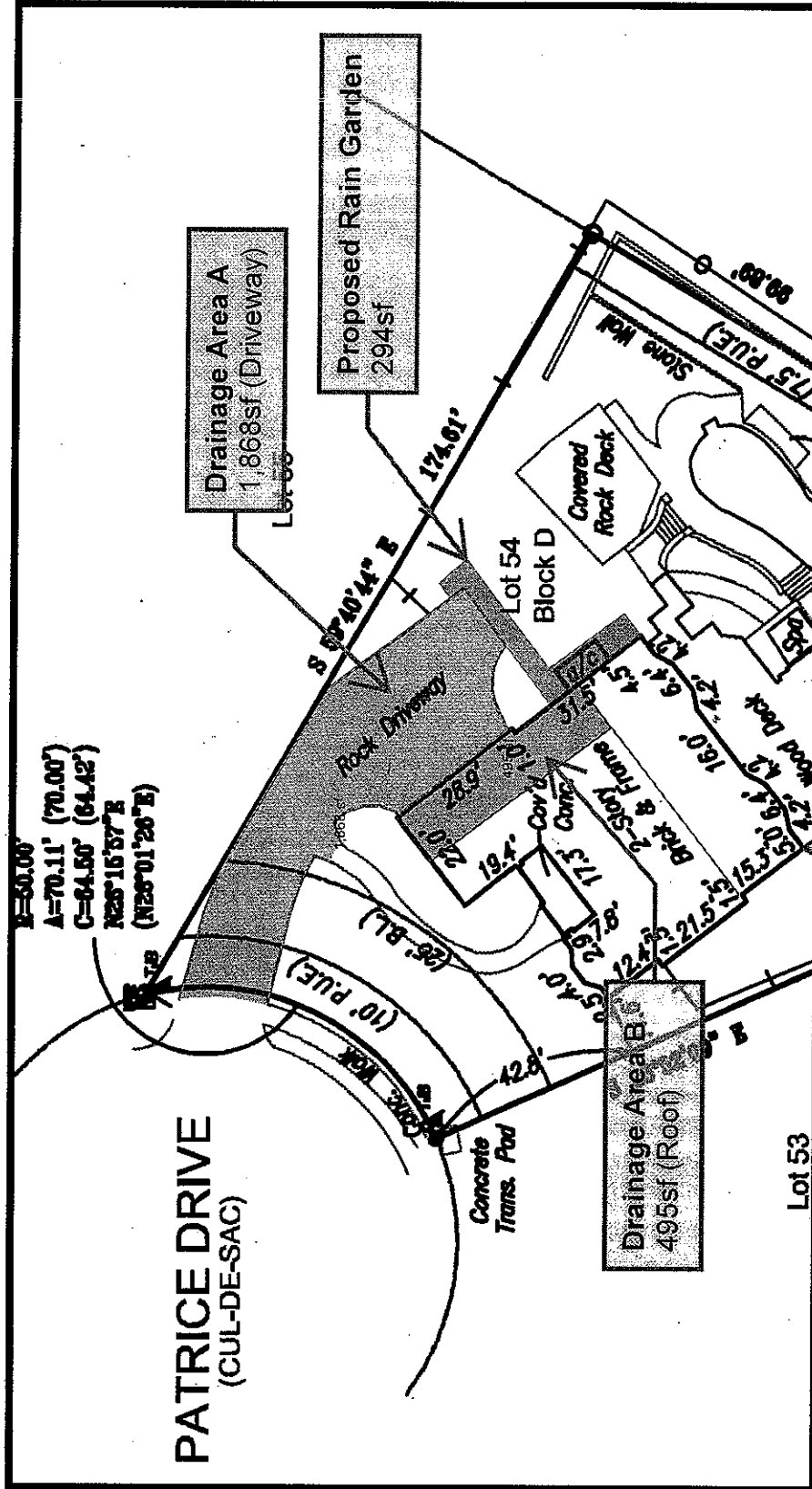
van den berg 9803 patrice drive march 2013

Solution

Design a Rain Garden to capture and
treat an area greater than or equal to
the 3.9% overage



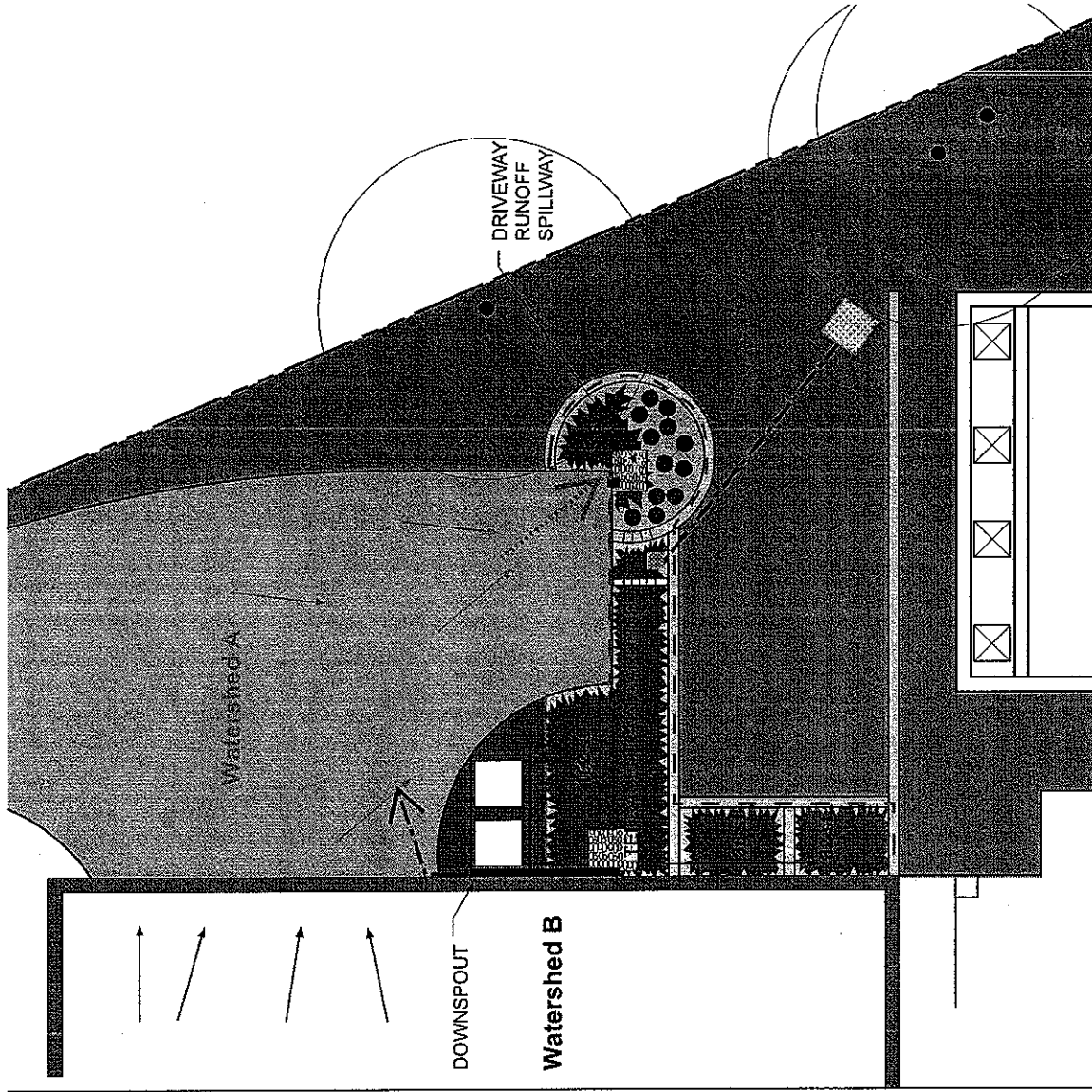
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Drainage Area Definition and Rain Garden Area

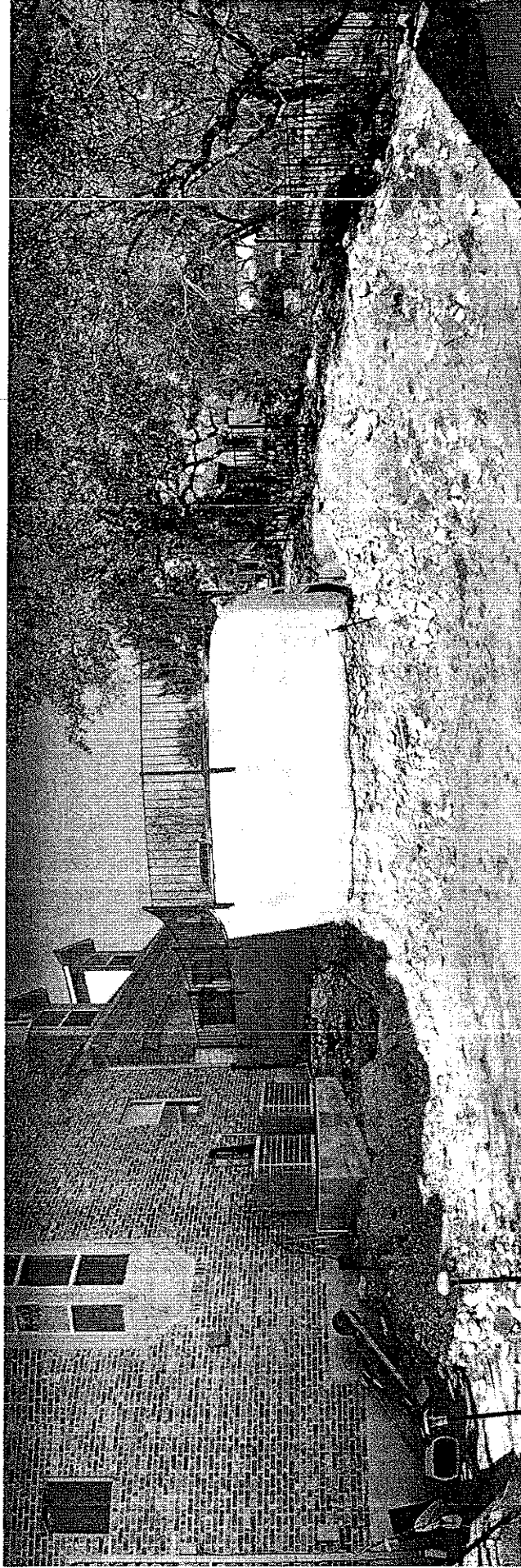
van den berg 9803 patrice drive march 2013

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dwg.

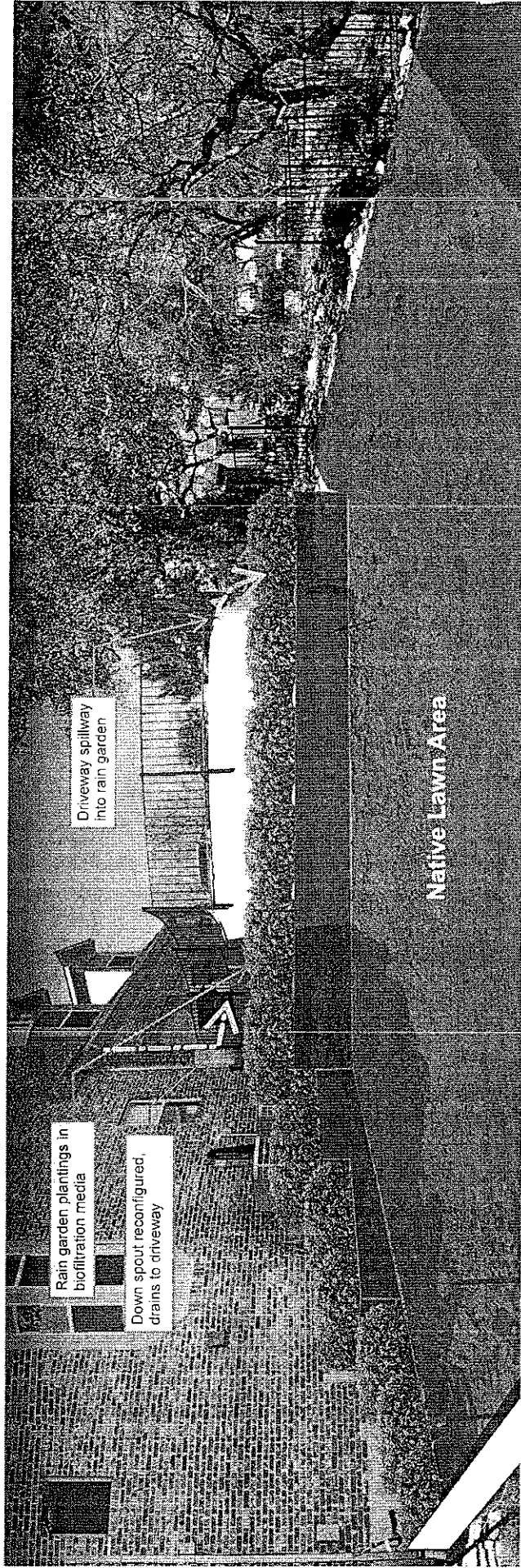
Proposed Rain Garden Plan
van den berg 9803 patrice drive march 2013



Existing Condition - Rain Garden Area

van den berg 9803 patrice drive march 2013

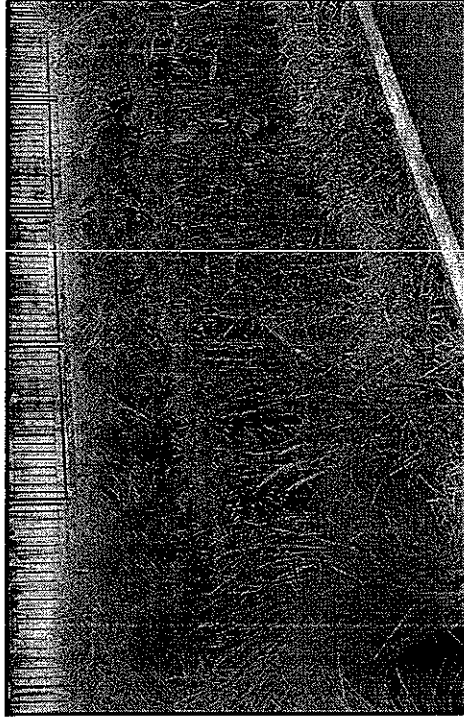
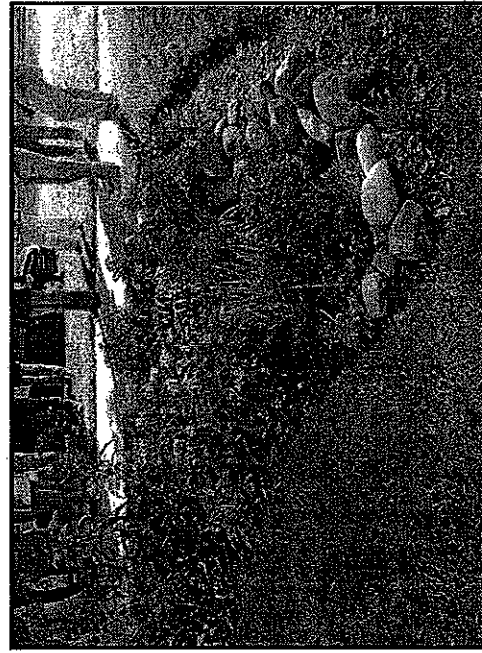
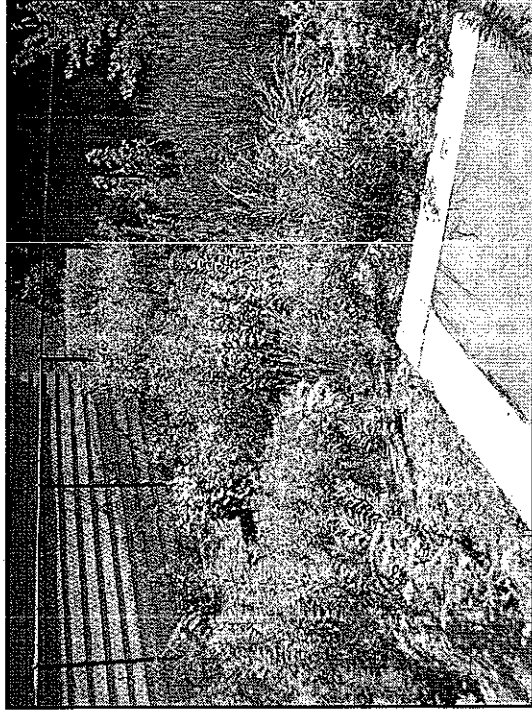
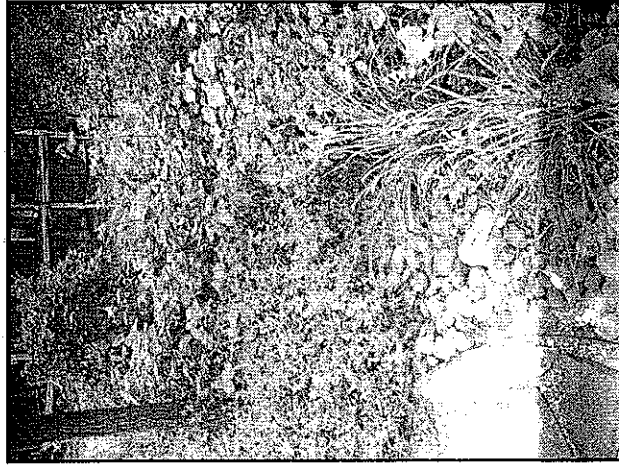
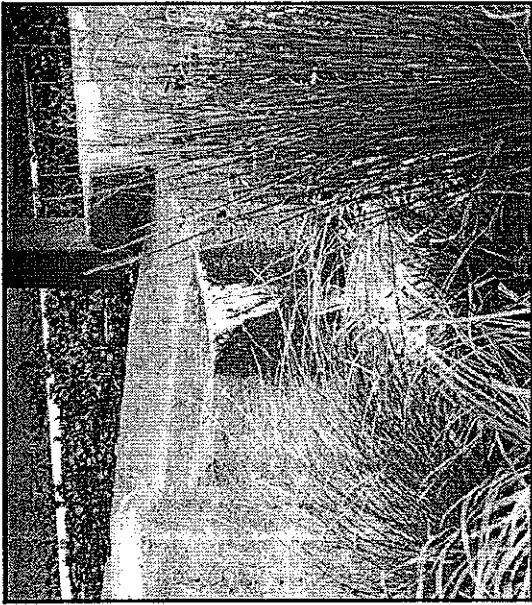
dwg.



Proposed Condition - Rain Garden Area

van den berg 9803 patrice drive march 2013

dwg.



Representative Images - Rain Garden Plants

van den berg 9803 patrice drive march 2013

dwg.



March 3, 2013

Mr. Eric Schultz, RLA
dwg.
512 Congress Avenue
Austin, Texas 78701

Re: Rain Garden Sizing
 Lot 54, Block D, Spicewood @ Bush Creek Section 3, Phase C
 9803 Parlor Drive, Austin, Texas

Dear Mr. Schutte:

In response to your request, we have evaluated the feasibility of installing a rain garden at the above referenced lot to provide water quality treatment for a portion of the property. We believe a rain garden is an excellent choice as a retrofit water quality control on this site. Our evaluation is based on the rain garden design procedures outlined in the City of Austin *Environmental Criteria Manual*.

Water Quality Volume & Magnitude of Flow

The rain garden is intended to serve the two shaded drainage areas depicted on the Impervious Cover Survey (Exhibit 1) provided by your office. The areas include 1,883 square feet of driveway and 495 square feet of pool. We have estimated that about 700 square feet of lawn areas (shaded to the driveway as well). The total drainage is therefore 3,063 square feet of including 2,383 square feet of impervious cover. The drainage area includes about 77 percent impervious cover and therefore has a capture amount of 1.07 inches of runoff. The required water quality volume can be calculated as:

$$WQV = 3.083 \text{ Sfr} \times 1.07 \text{ tn} / 12 \text{ EI} = 273 \text{ CI}$$

The 100-year flow generated by the drainage area can be estimated using the Rational Method as outlined in the City of Austin Drainage Criteria Manual. Flow estimates are as follows:

$$Q_{100} = |3.063 \text{ SI} / 43560 \text{ S/Ac}| \times 0.884 \times 12.55 \text{ (N/Ac)} = 0.75 \text{ CFS}$$

Functional Description of Feature

The rain garden will be constructed just off of the driveway (southeast of the garage doors). The primary bay will be composed of a circular structure connecting to a somewhat irregular rectangular structure as indicated in the sketch provided by your office. The total area of this primary bay will be 227 square feet.

[illegible]

The functional ponding depth of the rain garden will be 10.5 inches (0.87 feet). The garden should have a minimum planting media depth of 16 inches with a soil that has an effective porosity of at least 30

13276 Research Blvd. Suite 208 - Austin, Texas, 78750
Ph: (512) 506-9335 - Fax: (512) 506-9377
Texas P.E. Firm No. E-43

2009.12.25

percent). Assuming the underlying natural growth rate is infiltration rate exceeding 0.44 inch per hour, the rain garden can be designed as a simple infiltration installation. City of Austin rules require an infiltration factor of 50% or less so the infiltration rate used for garden sizing was 0.22 inch per hour. If the natural infiltration rate is lower than 0.44 inch per hour, a second storage drain (with a regulating orifice) can be installed consistent with City standards and the under cover discharge at the same location as the spillway for catchment pipe. The discharge location should contain a flow堰 (weir) to maintain the runoff to a shared flow.

General String Calculations

The citations below are presented in the general format required by Appendix R-11 (Rain Garden Guidelines) in the City of Austin Environmental Criteria Manual. All citations shown are based on an inspection of the southeast corner of the driveway pavement of \$5100. This citation should be verified for information.

Drainage Area to Control 0.6703 Ac (3.6d & SD)
Drainage Area: Incubous, Cover 17%
Capitule Depth 1.07 in
100-Year Flare Rate to Control 0.75 Cts

Water Quality Volume	278 CF	Percentiles
Filtration Pond Area	227 SF	
Depth of Ponding	0.37 ft	
Depth of Filtration Media	1.0 ft	
Depth of Storage Media	1.5 ft	
Estimated Pervious Water Quality Volume	81.0 CF	
Pervious Water Quality Volume	167.0 CF	
Total Water Quality Volume	273.0 CF	

Water Quality Elevation	856.00 Ft
Elevation of Spillway/Coverway Wall	856.00 Ft
Flowline of 6" Pipe out of Spillway Box	847.00 Ft
Top of Finished Ground in Rain Garden	845.42 Ft
Nuisance Elevation of Bottom of Frijol Media	847.02 Ft
Minimum Height Rain Garden Walls	850.25 Ft

Length of Spreader Walk (4- Sided 12" Walk)	Max 0.5 Ft.	4.0 Ft.	1.20 hr/acre
Depth of Flow Over Spillway Weir	Min 0.25 Ft.	0.10 Ft.	47.2 Hours
Required Head to Pass 0.100		0.25 Ft.	
Initialization Ratio			
Rain Garden Draw Down Time			

We would be happy to provide any additional sizing calculations required, including making of an under-
crain crinoline if one is necessary. If you have any questions, please feel free to call.

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Axiom: Entinex Inc.

Alan D. Rarvon, P.E.

03-01-13

13276 Research Blvd., Suite 208 - Austin, Texas - 78750
 Tel: (512) 566-9335 Fax: (512) 566-9377
 Telex: 655 1100 No. F-43

Engineers Letter

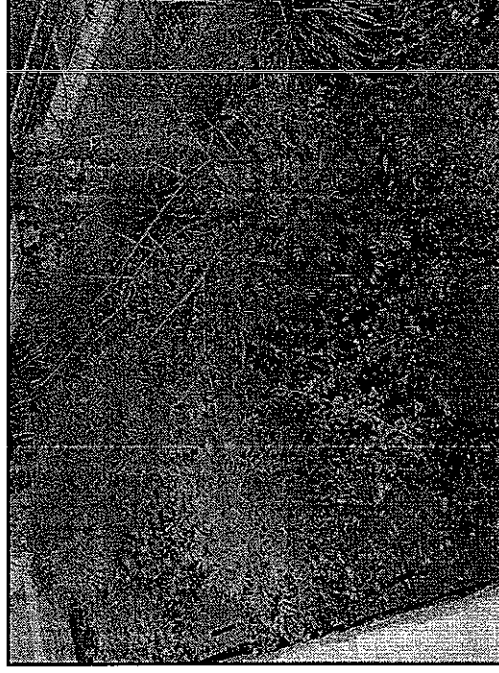
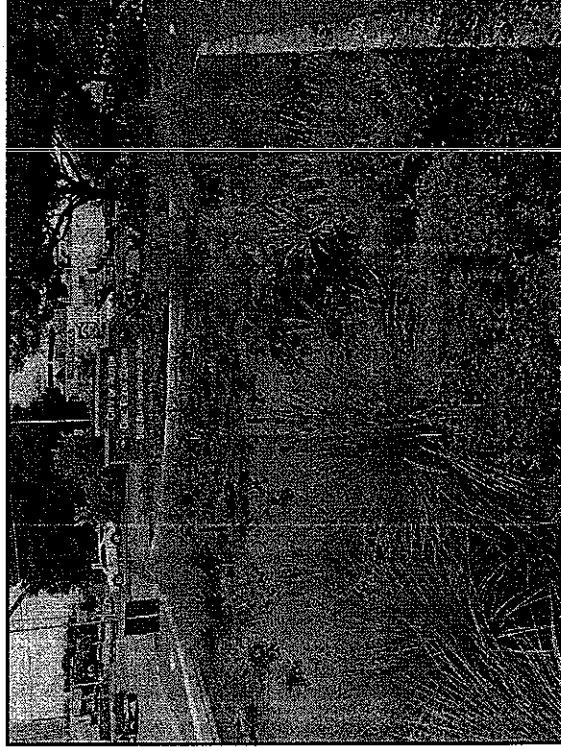
van den berg 9803 patrice drive march 2013

dwg.

Results

Proposed Rain Garden is designed to:

- Capture and Treat 2,363 sf of impervious cover. 3.2 times above and beyond the 737sf overage
- Be a sustainable long term solution to water quality
- Maintainable by the homeowner



Results

van den berg 9803 patrice drive march 2013

dwg.



March 1, 2013

Mr. Eric Schultz, RLA
dwg.
912 Congress Avenue
Austin, Texas 78701

Re: Rain Garden Sizing
Lot 54, Block D, Spicewood @ Bull Creek Section 3, Phase C
9803 Patrice Drive, Austin, Texas

Dear Mr. Schultz:

In response to your request, we have evaluated the feasibility of installing a rain garden at the above referenced lot to provide water quality treatment for a portion of the property. We believe a rain garden is an excellent choice as a retrofit water quality control on this site. Our evaluation is based on the rain garden design procedures outlined in the *City of Austin Environmental Criteria Manual*.

Water Quality Volume & Magnitude of Flow

The rain garden is intended to serve the two shaded drainage areas depicted on the Impervious Cover Survey (Exhibit 1) provided by your office. The areas include 1,868 square feet of driveway and 495 square feet of roof. We have estimated that about 700 square feet of lawn area drains to the driveway as well. The total drainage is therefore 3,063 square feet of including 2,363 square feet of impervious cover. The drainage area includes about 77 percent impervious cover and therefore has a capture amount of 1.07 inches of runoff. The required water quality volume can be calculated as:

$$WQV = 3,063 \text{ Sf} \times 1.07 \text{ In} / 12 \text{ Ft} = 273 \text{ Cf}$$

The 100-year flow generated by the drainage area can be estimated using the Rational Method as outlined in the *City of Austin Drainage Criteria Manual*. Flow estimates are as follows:

$$Q_{100} = [3,063 \text{ Sf} / 43560 \text{ Sf/Ac}] \times 0.864 \times 12.55 \text{ In/Hr} = 0.76 \text{ CFS}$$

Functional Description of Feature

The rain garden will be constructed just off of the southeast end of the driveway (southeast of the garage doors). The primary bay will be composed of a circular structure connecting to a somewhat irregular rectangular structure as indicated in the sketch provided by your office. The total area of this primary garden will be 227 square feet.

Water will enter the pond near the circle/rectangle intersection via a short drop off the pavement onto a rock apron. From that point, water will flow into the rain garden, filling chambers to both the north and south. A small 12" x 12" overflow inlet will be installed immediately upstream of the apron to serve as a splitter box. When the rain garden fills to capacity, any subsequent water entering the area will overflow into the splitter box, preventing displacement of the runoff captured in the rain garden. The relatively clean overflow runoff will be conveyed under the rain garden with a six-inch PVC drain pipe to a discharge point located on lower ground southeast of the rain garden (but on the property). Note that runoff flows to this location in the current condition and overall drainage patterns should not be significantly affected.

The functional ponding depth of the rain garden will be 10.5 inches (0.87 feet). The garden should have a minimum planting media depth of 18 inches with a soil that has an effective porosity of at least 30

percent. Assuming the underlying natural ground has an infiltration rate exceeding 0.44 inch per hour, the rain garden can be designed as a simple infiltration installation. City of Austin rules require an infiltration factor of safety of two so the infiltration rate used for garden sizing was 0.22 inch per hour. If the natural infiltration rate is lower than 0.44 inch per hour, a pond under drain (with a regulating orifice) can be installed consistent with City criteria and the under drain discharged at the same location as the splitter box discharge pipe. The discharge location should contain a flow spreader to transition the runoff to sheet flow.

General Sizing Calculations

The calculations below are presented in the general format required by Appendix R-11 (Rain Garden Calculations) in the *City of Austin Environmental Criteria Manual*. All elevations shown are based on an elevation of the southeast corner of the driveway pavement of 851.00. This elevation should be verified prior to construction.

Drainage Area to Control	0.0703 Ac (3,063 Sf)	
Drainage Area Impervious Cover	77%	
Capture Depth	1.07 In	
100-Year Flow Rate to Control	0.76 Cfs	
	<u>Required</u>	<u>Provided</u>
Water Quality Volume	273 Cf	278 Cf
Filtration Pond Area		227 Sf
Depth of Ponding	Max 1.0 Ft	0.87 Ft
Depth of Filtration Media	Min 1.5 Ft	1.5 Ft
Effective Porosity Water Quality Volume		81.0 Cf
Ponded Water Quality Volume		197.0 Cf
Total Water Quality Volume		278.0 Cf
Water Quality Elevation		850.00 Ft
Elevation of Splitter/Overflow Weir		850.00 Ft
Flowline of 6" Pipe out of Splitter Box		847.00 Ft
Top of Finished Ground in Rain Garden		849.12 Ft
Maximum Elevation of Bottom of Filter Media		847.62 Ft
Minimum Height Rain Garden Walls		850.25 Ft
Length of Splitter Weir (4-Sided 12" Inlet)	Max 0.5 Ft	4.0 Ft
Depth of Flow Over Splitter Weir		0.16 Ft
Required Head to Pass Q100	Min 0.25 Ft	0.25 Ft
Infiltration Rate		0.20 In/Hr
Rain Garden Draw Down Time		47.7 Hours

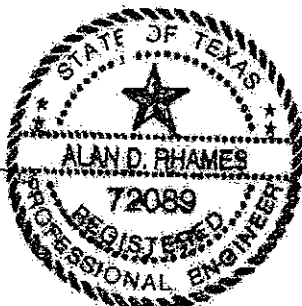
We would be happy to provide any additional sizing calculations required, including sizing of an under drain orifice if one is necessary. If you have any questions, please feel free to call.

Very truly yours,

Axiom Engineers Inc.

Alan D. Rhames, P.E.

03.01.13



IMPERVIOUS COVER SURVEY (NOT FOR RECORDATION)

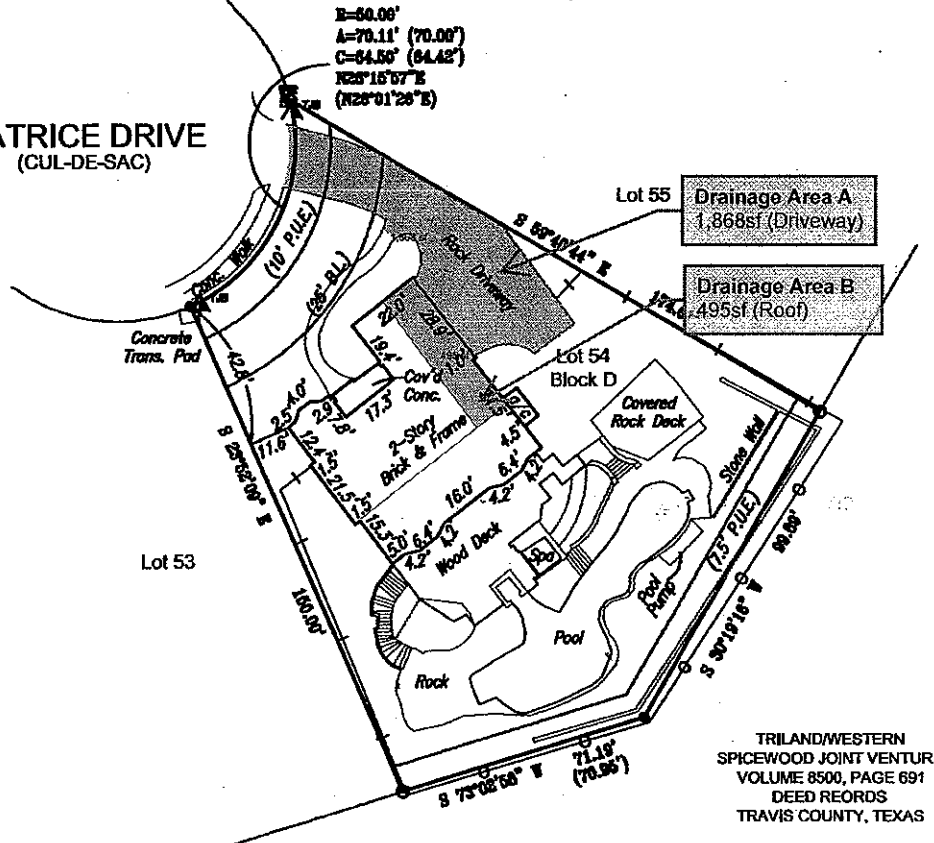
EXHIBIT 1

SCALE: 1"=40'



Lot Area=18,894.59 Sq. Ft.
Total Cover=8,293.14 Sq. Ft.
Impervious Cover=43.90%

PATRICE DRIVE
(CUL-DE-SAC)



LEGEND

•	1/4" IRON ROD FOUND (UNLESS STATED)
○	1/2" IRON ROD W/CAP SET (UNLESS STATED)
A	TELEPHONE JUNCTION BOX
—	WOOD PRIVACY FENCE
—	CHAIN LINK FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT

Survey done without the benefit of a current Title Report. There may be easements, building lines, or other matters of record not shown hereon.

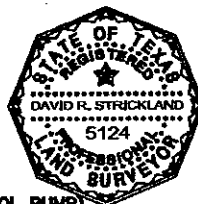
FLOOD PLAIN NOTE:

This lot is NOT shown to be within the 100 year flood plain as per FEMA FIRM No. 48453C0240H, Dated September 28, 2008. This does NOT imply that this lot will not flood, nor does it create a liability on the part of this Surveyor or company in any such event.

SKETCH SHOWING A SURVEY OF LOT 54, BLOCK D, SPICEWOOD AT BULL CREEK SECTION THREE, PHASE "C", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 85, PAGE 120B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**D DODD
S SURVEYING**

Professional Land Surveyors
503 Parkview Drive
Pflugerville, Texas 78660
(512) 843-3633 DoddSurveying@gmail.com



I, DAVID R. STRICKLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

David R. Strickland

DAVID R. STRICKLAND R.P.L.S. NO. 5124

DRAWN BY : FLD DATE: 8/16/12
JOB NO.: TC12060 REVISED: 8/16/12 (POOL PUMP)

Please be advised that the Board only takes 16 new cases a month, therefore, first come, first served. Please be advised that a request for reconsideration must be filed within 7 days from the Board meeting.

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

Revised

CASE #

ROW #

TP#

C15-2013-0010

1088186

0164190543

CITY OF AUSTIN

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

PLEASE: APPLICATION MUST BE TYPED WITH ALL
REQUESTED INFORMATION COMPLETED.

WAR
NING

: Filing of this appeal stops all affected construction activity.

STREET ADDRESS: 9803 Patrice

LEGAL DESCRIPTION: LOT 54 BLK D SPICEWOOD AT BULLCREEK SEC 3 PHS C

Lot(s) Block Division

I/We David Cancialosi on behalf of myself/ourselves as authorized agent for

Scott Van Den Berg affirm that on August January 1, 2013

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE REMODEL X MAINTAIN

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

(zoning district) SF-1

Maintain 43.9% Impervious Cover

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The owner is seeking a variance to maintain 43.9% impervious cover in a SF1 zoning district that allows 40% impervious cover. The overage is attributed to an error in the prior processing of a 2005 era permit for a pool whereby a covered deck was not included as part of the scope of work. The pool was permitted and inspected via the 2005 permit, but since expired due to lack of a final inspection (for unknown reasons). The pool and covered deck are currently constructed. The pool and, presumably, the covered deck, passed a city layout inspection. Both items were built at the same time. The owner had no knowledge of the omission of the covered deck on the permit application, etc. All processing was managed by the contractor. At this time there is no recourse with the contractor. The covered deck has a separate engineer stamped letter certifying its compliance with minimum design standards and foundation requirements. The covered deck is an integral part of the rear yard design and poses zero adverse impact to surrounding neighbors.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

We believe the original permit for the residence and subsequent structures such as the deck and pool were processed by the contractor and the city as SF3 zoning, not being aware that this area is zoned SF1. Or, it may be possible that either party was aware of the SF1 zoning, but not aware of the difference in allowable maximum impervious coverage allowances. Thus, the site was unknowingly built to SF3 standards from the beginning.

At this time, it would be a substantial hardship to remove the covered deck. It is a sizeable structure constructed of 3 steel beam footings professionally installed 36" into the ground and engineered to support an existing 12'x36' cantilevered cover. The covered deck is structurally part of the same foundation as the pool and related deck improvements. The rear yard is substantially lower than the front yard (~15'), thus the rear pool walls are protruding from the ground ~10'. This pool foundation and deck cover foundation were engineered and built at the same time to withstand required building code loads and covered deck footings.

The additional ground cover noted on the survey shown as concrete steps or rock cannot be remedied as pervious cover given the slope of the rear yard from the rear of the home to the pool deck/covered deck area. There does not seem to be a safe way to insert safe, permanent steps to the lower pool area while lowering the site's total impervious cover. Further, the neighborhood does not appear to support the aesthetic of ribbon driveways, dirt walkways, etc.

The current coverage is ~735 SF. Reducing the front walkways or other impervious areas does not appear to be a viable solution as the site would still exceed 40% IC.

The owner requests the board consider his non-participation in the aforementioned permitting component of the project and had he known of the errors and omissions would have certainly corrected them at the time of permitting and/or construction.

- (b) The hardship is not general to the area in which the property is located because:

There are no known issues similar to this site with respect to the amount of impervious cover and expired permit.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The site improvements are in keeping with many surrounding homes found in this upscale neighborhood. The site sits on a cul de sac and is not visible from the street. The site backs up to a nature preserve. There are no rear neighbors. Further, there is no known adverse impact as it relates to drainage or sheet flow from this site to adjacent residential sites. There does not appear to be any evidence of abnormal site erosion on the neighboring preserve.

PARKING: (Additional criteria for parking variances only.) **N/A**

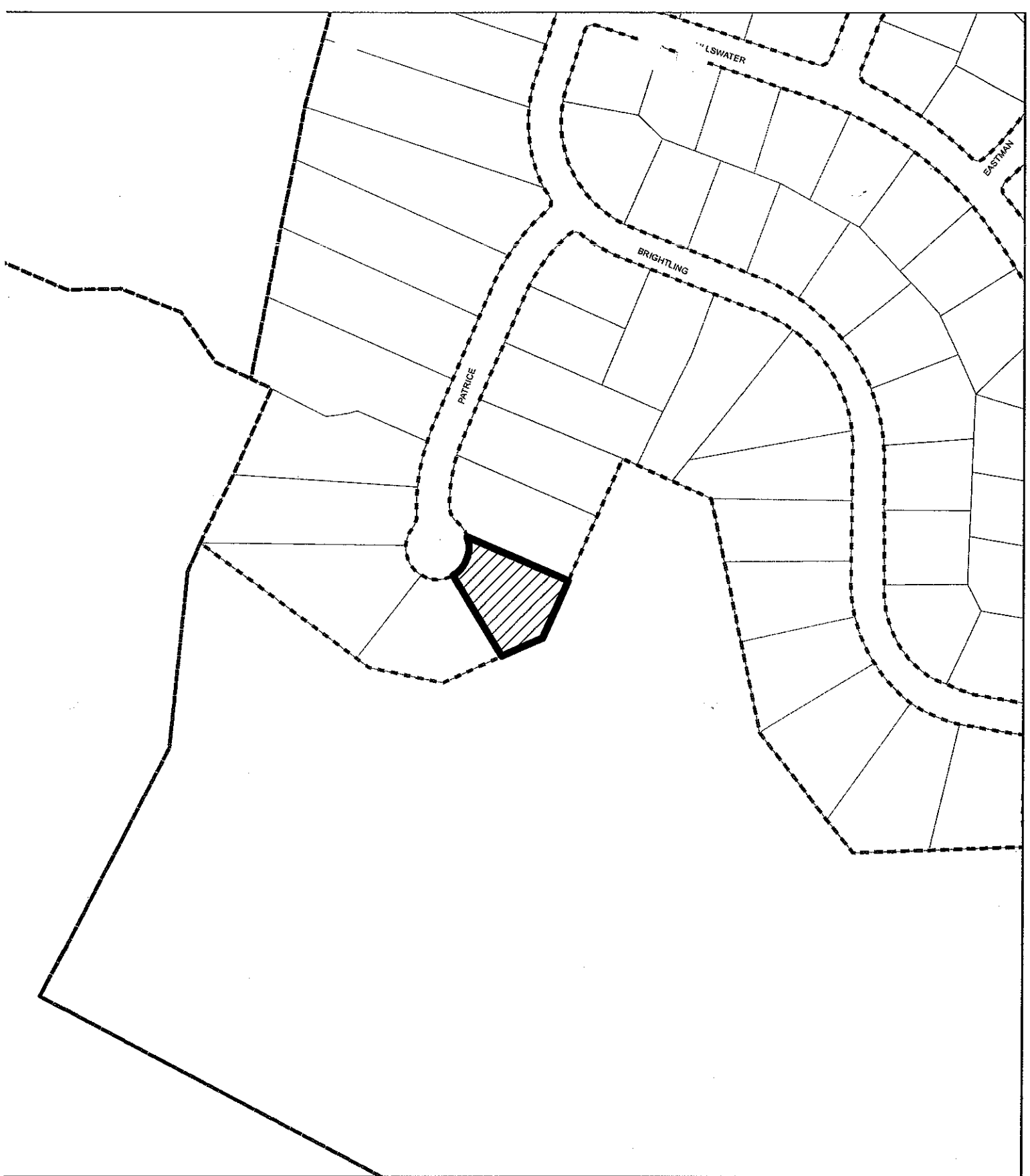
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

NA



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0010
LOCATION: 9803 PATRICE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

§ 25-2-492 SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____
Mail Address
7105 Barnsdale Way Austin Texas 78745

Printed David C. Cancialosi, c/o Permit Partners LLC
Phone 512-799-2401 Date January 1, 2013

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____
Mail Address

Printed Scott Van Den Berg

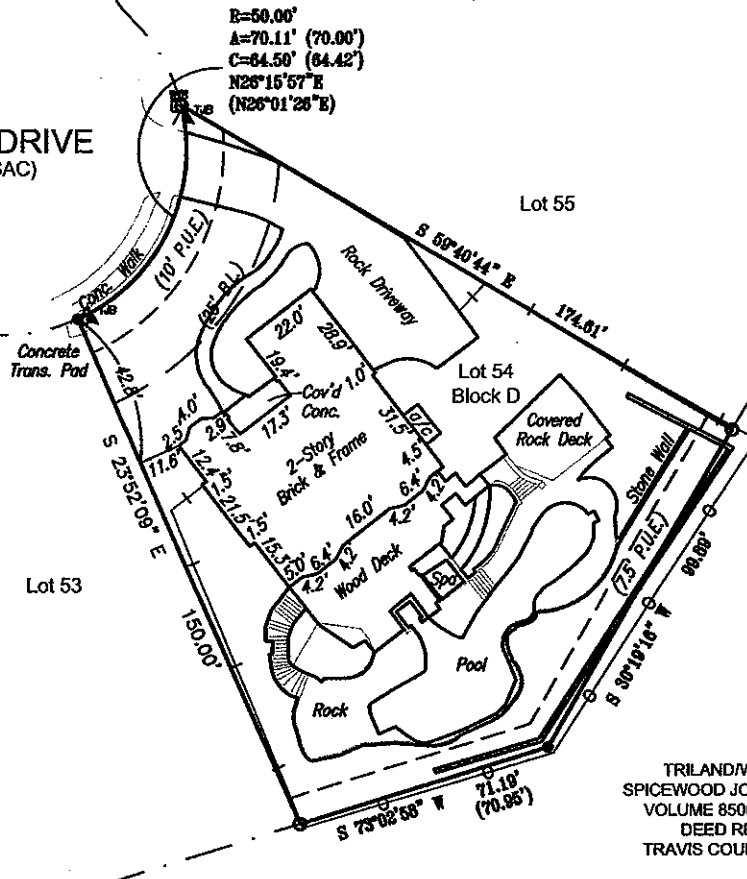
IMPERVIOUS COVER SURVEY (NOT FOR RECORDATION)

SCALE: 1"=40'



Lot Area=18,894.59 Sq. Ft.
Total Cover=8,293.14 Sq. Ft.
Impervious Cover=43.90%

PATRICE DRIVE
(CUL-DE-SAC)



TRILAND/WESTERN
SPICEWOOD JOINT VENTURE
VOLUME 8500, PAGE 691
DEED RECORDS
TRAVIS COUNTY, TEXAS

LEGEND

•	1/4" IRON ROD FOUND (UNLESS STATED)
○	1/4" IRON ROD W/CAP SET (UNLESS STATED)
▲	TELEPHONE JUNCTION BOX
—	WOOD PRIVACY FENCE
—	CHAIN LINK FENCE
—	B.L. BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT

Survey done without the benefit of a current Title Report.
There may be easements, building lines, or other matters of
record not shown hereon.

FLOOD PLAIN NOTE:

This lot is NOT shown to be within the 100 year flood plain
as per FEMA FIRM No. 48453C0240H, Dated September 26,
2008. This does NOT imply that this lot will not flood, nor
does it create a liability on the part of this Surveyor or
company in any such event.

**SKETCH SHOWING A SURVEY OF LOT 54, BLOCK D, SPICEWOOD AT BULL CREEK SECTION
THREE, PHASE "C", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 85,
PAGE 120B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.**

**D DODD
S SURVEYING**

Professional Land Surveyors
503 Parkview Drive
Pflugerville, Texas 78660
(512) 843-3633 DoddSurveying@gmail.com

DRAWN BY : FLD DATE: 8/16/12
JOB NO.: TC12090



I, DAVID R. STRICKLAND, A REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN
HEREON WAS DETERMINED BY A SURVEY MADE ON THE
GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT
ALL CORNERS ARE MARKED AS DESCRIBED.

David R. Strickland

DAVID R. STRICKLAND R.P.L.S. NO. 5124

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION



BP Number BP-05-9383RA 7-12
Building Permit No. 05016248
Plat No. _____ Date 7/17/05
Reviewer M. Volpe

PRIMARY PROJECT DATA

Service Address 9803 Patrice Drive Tax Parcel No. 78750
Legal Description
Lot 54 Block D Subdivision Spicewood @ Bull Creek Section 3 Phase C
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☒ Pool
☐ Remodel (specify) _____
☐ Addition (specify) _____
☐ Other (specify) _____
Zoning (e.g. SF-1, SF-2...) SF-1 Height of building _____ ft. # of floors _____
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}
Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway
& Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 19537 sq. ft.
Job Valuation \$ 100,000
(Labor and materials)
Total Job Valuation (remodels and additions)
\$ _____
(Labor and materials)

**PERMIT FEES
(For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Scott & Rebecca Van Den Berg</u>	Telephone (h) <u>214-9382</u> (w) _____
BUILDER	Company Name <u>Scallan Custom Pools Inc</u>	Telephone <u>288-9909</u>
	Contact/Applicant's Name <u>TIB Scallan</u>	Pager _____ FAX <u>288-9901</u>
DRIVEWAY /SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____ Address _____ City _____ ST _____ ZIP _____	Telephone _____

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address

7863 Palace Dr

Applicant's Signature

J. J. Sullivan

Date

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	2921	sq.ft.	sq.ft.
b. 2 nd floor conditioned area		sq.ft.	sq.ft.
c. 3 rd floor conditioned area		sq.ft.	sq.ft.
d. Basement		sq.ft.	sq.ft.
e. Garage / Carport			
X attached	in "A" above	sq.ft.	sq.ft.
detached		sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	650	sq.ft.	sq.ft.
g. Breezeways		sq.ft.	sq.ft.
h. Covered patios		sq.ft.	sq.ft.
i. Covered porches	130	sq.ft.	sq.ft.
j. Balconies		sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	1282 sq.ft.
l. Other building or covered area(s)		sq.ft.	sq.ft.
Specify			

TOTAL BUILDING AREA (add a. through l.)

sq.ft. 3701

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

3701

sq.ft.

38.9

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	3701	sq.ft.
b. Driveway area on private property	1983	sq.ft.
c. Sidewalk / walkways on private property	in "B" above	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	135	sq.ft.
f. Air conditioner pads	24	sq.ft.
g. Concrete decks	1460	sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

7303

sq.ft.

38

% of lot

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

DATE _____

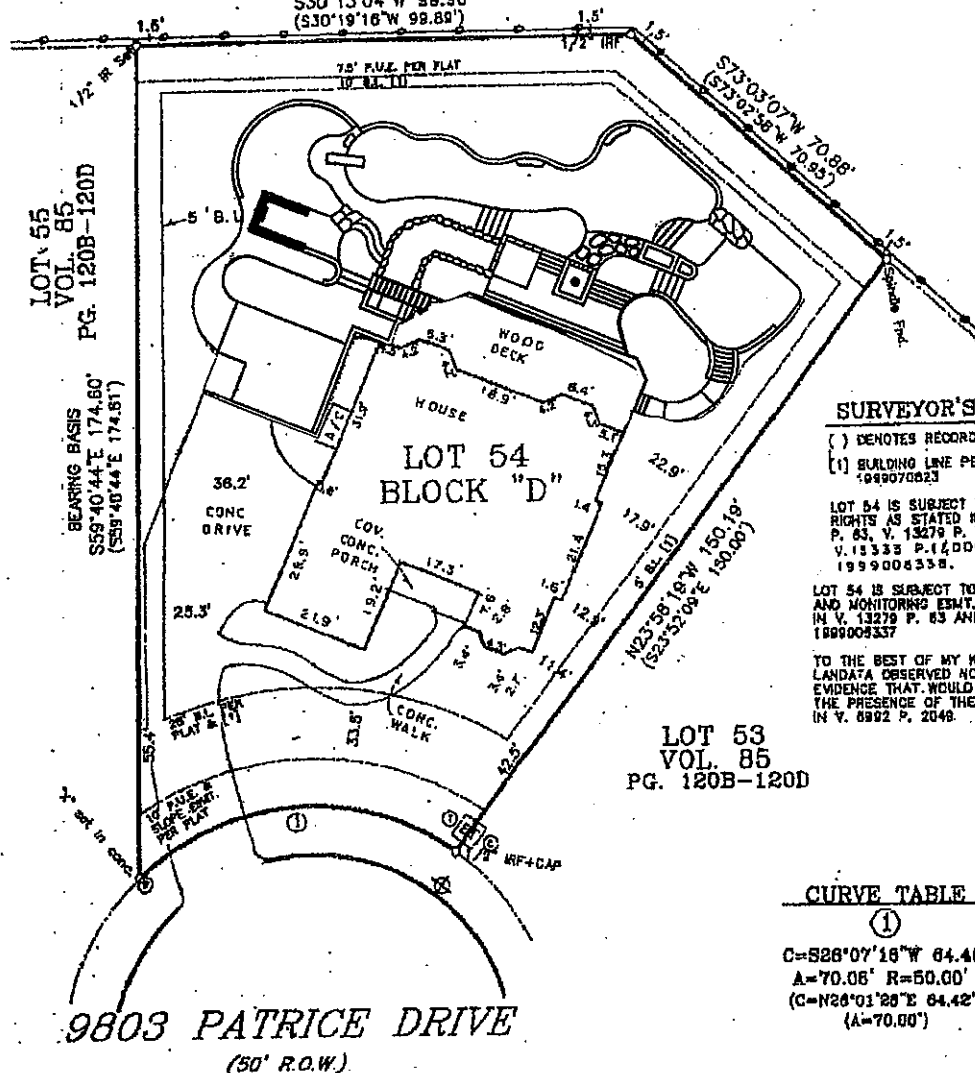
9/19/2005

Rejection Notes/Additional Comments (for office use only):



- | | |
|--|---------------|
| | WOOD FENCE |
| | CHAIN LINK |
| | UTILITY LINE |
| | A/C UNIT |
| | ELEC. TRANS. |
| | GAS METER |
| | WATER METER |
| | TELE. PED. |
| | C.A.T.V. PED. |
| | UTILITY POLE |

530°13'04"W 98.90'
(530°19'16"W 98.82')



SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
[1] BUILDING LINE PER DOC. No.
1089070023

LOT 54 IS SUBJECT TO THE ESMY.
RIGHTS AS STATED IN V. 13279
P. 63, V. 13279 P. 78,
V. 15333 P. 14 DDC. NO.
1999008338.

LOT 54 IS SUBJECT TO A MAPPING
AND MONITORING ESMT. AS STATED
IN V. 13279 P. 63 AND DOC. No.
1889009337

TO THE BEST OF MY KNOWLEDGE
LANDATA OBSERVED NO VISIBLE
EVIDENCE THAT WOULD INDICATE
THE PRESENCE OF THE ESMT.
IN V. 8902 P. 2048.

CITY OF AUSTIN
APPROVED FOR PERMIT
Joseph G. Pantaloni, P.E.

Watershed Protection & Development Review/Depa

By M. Volpe Date 9/19

The granting of a permit for, or approval of, these plan specifications shall not be construed to be a permit for approval of, any violation of any of the provisions of the adopted building code or any other ordinance of the City of

CURVE TABLE

①
C=528°07'18"W 64.48
A=70.08' R=50.00'
(C=N26°01'28"E 64.42')
{A=70.00'}

	By	Date
FIELD WORK	J.S.	08-07-01
DRAFTING	J.M.	08-08-01
FINAL CHECK		
CORRECTIONS		
UP DATE	P. D.	2-14-01

DATE 2-14-2003
TITLE CO. STEWART
G.F. No. 02050328
Job No. 2-8-57-03
SCALE: 1"=30'

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
STEWART TITLE AUSTN, INC.

No. 34 ELDON TX SUBDIVISION / ADDITION SPICEWOOD @ BULLCREEK
 TION 3 PHASE C Book _____ Page(s) 1208-1209 Cabinet _____ PLAT RECORDS
 1968 _____ COUNTY, TEXAS Volume 85 Sheet _____
 TRAILER Street Address 9803 PATRICE DRIVE

[illegible]

LANDATA
INC. AUSTIN DIVISION
512/ 440-0071 FAX: 440-0199

